GEORGE E. COLE®
LEGAL FORMS

NO. 1990
February, 1985

TRUST DEED
(ILLINOIS)

1988 APR -7 AM 10:25

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(The Above Space For Recorder's Use Only)

THE GRANTOR COLUMBIA TOOL STEEL COMPANY, an Illinois corporation

of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 ($10.00)-- Dollars, and other good and valuable considerations in hand paid, Convey s and (~~WARRANT--~~/QUIT CLAIM S)* unto Stanley Obuchowski, Assignee for the Benefit of Creditors of Columbia Tool Steel Company*

(NAME AND ADDRESS OF GRANTEE)

~~as Trustee under the provisions of a~~ ~~trust~~ executed agreement ~~dated~~ the 24th day of February, 19 88, ~~and known as Trust Number~~ (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said ~~trust~~ agreement, the following described real estate in the County of Cook and State of Illinois, to wit: *pursuant to Resolution dated February 23, 1988 and by

SEE EXHIBIT A ATTACHED HERETO AND INCORPROATED HEREIN.

Permanent Real Estate Index Number(s): 19-11-201-037 and 19-11-201-037-041 TP

Address(es) of real estate: 4832 S. Kedzie, Chicago, IL

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid have hereunto set hand and seal this 25th day of March, 19 88

CORPORATE SEAL (SEAL) Bryan L. Boettger (SEAL)
BRYAN L. BOETTGER, PRESIDENT

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian L. Boettger, President personally known to me to be the same person whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

OFFICIAL SEAL
HELENE S. GOLDSTEIN
Notary Public, State of Illinois
My Commission Expires Sept. 17, 1991
IMPRESS SEAL HERE

Given under my hand and official seal, this 28th day of March 19 88

Commission expires Sept. 17 19 91 Helene S. Goldstein
NOTARY PUBLIC

This instrument was prepared by Jeannie M. Wesley, Katten, Muchin & Zavis, Suite 1600, 525 W. Monroe, Chicago, IL, 60606
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Jeannie M. Wesley
Katten, Muchin & Zavis
Suite 1600
525 W. Monroe
Chicago, IL 60606
(Name) (Address) (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Chrzanowski and Konecko
(Name)
4832 S. Kedzie
(Address)
Chicago, IL 60632
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. BOX 333-CG

AFFIX "RIDERS" OR REVENUE STAMPS HERE

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I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, §4 of the Real Estate Transfer Tax Act; ¶(e), §200.1-2B6 of the Chicago Transaction Tax Ordinance; and ¶(e), §IV of the Cook County Transaction Tax Ordinance. Dated: 3-28-88 Signed:

7157138 D3

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

EXHIBIT A

ALL THAT PART OF THE NORTH HALF OF THE NORTH EAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE WHICH IS 968 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11, SAID POINT BEING 183 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE EAST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 153 FEET WEST OF THE EAST LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE SOUTH ON LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 288 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE EAST ON LAST DESCRIBED PARALLEL LINE A DISTANCE OF 120 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SOUTH KEDZIE AVENUE (A 66 FOOT PUBLIC STREET); THENCE SOUTH ALONG SAID WEST LINE OF SAID SOUTH KEDZIE AVENUE TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 1053 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE EAST HAVING A RADIUS OF 230.11 FEET, SAID CURVE BEING DRAWN FROM A POINT 265 FEET WEST OF THE EAST LINE AND 1203 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11 TO A POINT 183 FEET WEST OF THE EAST LINE AND 1026.5 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE NORTHERLY ALONG SAID CURVED LINE TO A POINT 183 FEET WEST OF THE EAST LINE AND 1026.5 FEET SOUTH OF THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 11; THENCE NORTH ON A STRAIGHT LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

88143490

PLAT ACT AFFIDAVIT 88143490

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

Bryan Boettger, being duly sworn on oath, states that he ~~resides at~~ is the President of Columbia Tool Steel Company, Lincoln Hwy. & State Street, Chicago, Heights, IL 60411. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

-OR-

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

2. The division of lots or blocks of less than 1 acre of any recorded subdivision which not not involve any new streets or easements of access;

3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;

4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

7. Conveyances made to correct descriptions in prior conveyances;

8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;

9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Bryan Boettger
Bryan Boettger, President, Columbia Tool Steel Company

SUBSCRIBED and SWORN to before me this 4 day of APRIL, 1988

Peggy L Kempe
NOTARY PUBLIC

"OFFICIAL SEAL"
Peggy L. Kempe
Notary Public, State of Illinois
My Commission Expires 5.14.91

88143490

"OFFICIAL SEAL"
Peggy L. Kamps
Notary Public, State of Illinois